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Fresno, California

March 19, 1999

The City Council met in joint session with the Fresno County Board of Supervisors and the Clovis City Council, at the hour of 9:00 a.m. in the Convention Center Wine Room, on the day above written.

Present:	Tom Boyajian	Councilmember
	Garry Bredefeld	Councilmember
	Chris Mathys	Acting President
	Henry Perea	Councilmember (arrived later)
	Sal Quintero	Councilmember (arrived later)
	Dan Ronquillo	Councilmember
	Ken Steitz	President

Also present, as noted for the record by the Clerk to the Board and Clovis Mayor Armstrong, were all members of the Board of Supervisors and the Clovis City Council.

President Steitz noted Mayor Patterson was also in attendance.

**APPROVE AGENDA**

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On motion of Chairwoman Levy, seconded by Clovis Mayor Armstrong, duly carried, RESOLVED, the agenda approved by unanimous consent.

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**OPENING STATEMENTS**

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Welcomes and opening statements were made by Chairwoman Levy, Mayor Armstrong, and Mayor Patterson. Councilmember Quintero arrived at 9:07 a.m.

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**STAFF REPORTS ON THE GENERAL PLAN UPDATE**

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**Fresno County:**

Karry McCants, County Development Services Manager and Project Manager for the General Plan Update, advised their update process began in 1996, noted the fundamental objective was economic development of the County, gave a brief overview of the process and meetings undertaken, stated the Board endorsed the Landscape of Choice document, and advised the public hearing process for the plan would be initiated in December, 1999.

### **City of Fresno:**

Planning Manager Yovino referenced a handout submitted to all members, a copy of which was *not* filed with the City Clerk; noted the plan was initiated last month and the three components were: limited outward growth to the northeast, southeast and southwest, a strong infill program for existing neighborhoods, and a policy that the Freeway 41 corridor be utilized as a high intensity development corridor; advised the holding capacity of the City's plan was 900,000+ with the realistic holding capacity being approximately 850,000; noted the Council endorsed the Landscape of Choice document; and concluded stating the City's goal was to start the public hearing process by end of 1999.

### **City of Clovis:**

John Wright, Director of Planning and Development Services, advised the City began preparation of its plan in 1991 and completed adoption of the plan and certification of the EIR in April 1993; advised of the CAC's review process of policies in the plan; stated the City was now in an implementation mode with the plan; noted there had been major comprehensive updates to the Sewer and Water Master Plan; stated their plan had been presented to the Growth Alternatives Alliance who have agreed in principle with the plan; advised the plan dealt with growth policies related to infill and protection of rural residential neighborhoods; and concluded stating the concept of Clovis as a family community was well recognized and was the principle value basis for the plan.

President Steitz turned to the Chair over to Clovis Mayor Armstrong for public comments.

### **PUBLIC COMMENTS**

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Speaking to the issue were: Jeff Harris, Building Industry Association and participant in the Growth Alliance; Greg Kirpatrick, American Farmland Trust; Barbara Steck, Fresno Business Council; Shawn Stevenson, Fresno County Farm Bureau and participant in Growth Alliance; Bob Franque, Clovis resident; Beverly Sheldrake, Clovis resident; Robert Maddox, Growth Alternatives Alliance and Landscape of Choice representative; Dave Koehler, Executive Director, San Joaquin River Parkway and Conservation Trust; Robert Wood, President, Building Industry Association; and Mary Biskup (*Tape 2 - recording barely audible*).

Upon call, no one else wished to be heard, Mayor Armstrong declared the public testimony portion of the meeting closed, and turned the Chair back over to President Steitz.

### **DISCUSSION BY THE FRESNO COUNTY BOARD OF SUPERVISORS**

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Supervisor Oken briefly reviewed the history of their plan process and joint meetings relative to parameters for negotiating the sphere of influence; noted the importance of conducting an inventory of existing infill that could be developed; stated high intensity urban type development towards cities and communities was the best way to manage growth, and stated growth needed to be planned properly in order to give certainty to Fresno county's citizens and developers.

Supervisor Koligian acknowledged some farmland would need to be given up, expressed his strong support for Growth Alliance; and stated he was ready to sit and negotiate agreements with the cities.

Supervisor Arambula stated the County needed to do more to protect what they already had including established residential areas; and stressed it made no sense to grow at the rate projected without economic development.

Supervisor Case stated sensitivity needed to be shown to property owners; expressed concern with rural residential subdividing; stated the County needed to look at flexibility in planning as noted in the Landscape of Choice; emphasized the school districts needed to be included in discussions; and cited the need to protect ag land.

Chairwoman Levy stated many businesses will choose to relocate if local governments do not revitalize the metropolitan areas; and stressed with increased population would come the need for increased services and she would be asking for help from the cities to pay for those services.

## **DISCUSSION BY THE FRESNO CITY COUNCIL**

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Mayor Patterson stated the Landscape of Choice was a great foundation from which to build from; noted American Farmland's presentation gave a clear, thoughtful analysis on challenges faces; stressed the importance of fairness and need for all entities to be held to certain standards, free enterprise, and flexibility in planning citing unknown technology in the next 20 years; and emphasized Madera needed to be included in discussions as he felt there would be little success in regional planning without them.

***Audible recording resumes here:*** Councilmember Ronquillo stated he was hearing great comments on the Landscape of Choice and basic philosophies; stressed future plans would greatly impact welfare rates and unemployment in the valley citing the need for economic development; commented on the need to devise transportation mechanisms so the area does not become "Los Angelized"; stated competition was good except when dealing with revenues and tax sharing between entities; and stated everyone would benefit with a stronger economy.

Councilmember Mathys cited the need to inventory existing land and create incentives for the building industry to develop; stressed the importance of parkways, trails and green belts; cautioned growth to Friant stating Friant was unique and needed to be preserved; emphasized Madera needed to be included in discussions; stated it was clear growth needed to be directed up, not out, and away from farmland, and that existing buildings in the city should be considered for high-rise residential.

Councilmember Quintero cited the importance of (1) protecting and preserving established areas/existing neighborhoods, (2) being sensitive to each others needs, and (3) protecting rural and agricultural land; commented on the need to expand and focus on infill areas since services were already established; and cited the importance of air quality and the need to obtain input from that organization.

Councilmember Boyajian cited the need to work cooperatively as a team and to include Madera; and commented on the importance and need for jobs, economic growth, air and water quality, and relative to planning areas, requested local bodies work together and not compete, adding this was a great start.

Councilmember Bredefeld commented on the decreased population growth projection stating there was no need to expand to Friant; cited the need for moderate expansion stating there was plenty of room within the existing sphere; and commented on the need to grow up and in. Councilmember Perea arrived at 10:25 a.m.

Councilmember Bredefeld commented on the importance of managed and balanced growth and the need to fix existing infrastructure instead of building new adding new development did not pay for itself; and stressed the importance of another joint meeting and requested if a motion to set another meeting was appropriate at this time, with President Steitz stating that issue was scheduled for later on the agenda.

Councilmember Perea apologized for his absence which was due to a prior commitment; stated this was a very critical issue and emphasized his concern would be to protect the inner core of the city; stressed the need to plan wisely for the population surge in the next 20 years; requested these types of meetings be continued and that everyone recognize that the three bodies were coming from different places, had different interests and motivations adding all these issues needed to be placed on the table; and commented on turning everything over to the professional planners.

President Steitz noted relative to urban sprawl, Fresno had one of the highest densities per square mile; stated relative to talks about infill development, there was very little, if any, developable residential land and referenced a map on display; stated cities like Selma, Reedley, Hanford and Madera were growing at a phenomenal rate because there was no place to grow in the city; and requested the County's philosophy in linking land use issues with local government finance and tax sharing agreements be placed on the table and that all three entities be included in negotiations and at the table.

#### **DISCUSSION BY THE CLOVIS CITY COUNCIL**

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Councilmember Wynne stated Clovis endorsed and was now carrying out and incorporating many of the principles put out by the Growth Alliance; advised over 60% of open land proposed in their sphere of influence was meant for open space in the form of preserved ag land, existing rural residential, and (3 - 0) green belts, parks and trails; noted they were setting urban boundaries to prevent urban sprawl from occurring; advised they were planning for employment; and stated she felt agreements with the County were forthcoming and stated she would like agreement between all three entities for undeveloped land which she felt was possible.

Mayor Pro Tem Waterston commented on the importance of family and the need to create well paying jobs so families could stay in their communities; stressed the importance of and need to protect agriculture; and stated everyone was bright and focused on the same things and requested there be no egos or power struggles.

Councilmember Stearns stated the comments made were the best he'd ever heard with the common thread being to plan for the future and protect ag land, and stated as elected officials, it was everyone's job to accomplish that.

Councilmember Flores stated in order to ensure our communities would not become another Los Angeles, carefully planned development was essential; acknowledged that responsibility belonged to elected officials adding all policy choices made would have profound consequences today and in the future; stressed transportation, housing, community facilities, public safety, open space, and urban design needed to be in harmony with our unique natural environment; and concluded stating Clovis had been, since 1993, and would continue to be, willing to cooperate in regional planning.

Mayor Armstrong stated Clovis took the joint MOU seriously and updated their plan in good faith; noted the scenarios and timelines of the Fresno's and Clovis' plan stating it was good to hear everyone embraced the Landscape of Choice; advised Clovis listened to concerns of agriculture and rural residential citizens when putting their plan together; emphasized their plan was finished and in place and expressed hope Clovis could move forward and not be held up or penalized; and stated they looked forward to moving ahead and would work collectively with the City, County and Madera on regional planning.

**RECESS - 10:49 A.M. - 10:52.M.**

## **GENERAL DISCUSSION**

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President Steitz called for general discussion citing time remaining prior to scheduled adjournment.

Supervisor Oken clarified he had no problem with these types of meetings but felt local officials tended to talk to the audience and rather than to each other; stated if anything was going to be accomplished or solved on this major issue it would not happen in this type of forum; and stated his support for separate meetings with Clovis and Fresno, as done in the past, adding the County negotiating team was ready to hold marathon meetings with the teams if necessary. Councilmembers Waterston and Bredefeld stated their support for the open, public meeting forum of all three bodies.

Supervisor Case stated she supported additional meetings, urged defensive planning be avoided and all entities work towards an MOU on boundaries with possibly establishment of interim boundaries to provide a framework, and reiterated she felt strongly about including the school districts in meetings.

Councilmember Perea concurred with Supervisor Oken on the need for meetings of the negotiating teams if any work was going to get done adding he would support these open meetings occasionally, and stressed everyone needed to be up-front and recognize the different agendas of each body, adding a starting point would be agreement on the population numbers for the next 20 years.

Supervisor Koligian stated he opposed tri-level negotiations with any city in the County stressing the County would negotiate separately with each City on its own merits, and concurred with Chairwoman Levy that a key issue was revenue sharing with other cities.

Councilmember Wynne stated she wanted to continue their negotiations with the County on a one-by-one basis adding they were making some real progress, and stated after that she would support tri-level meetings to discuss other issues.

President Steitz stated he believed in the spirit of the MOU in that all negotiations would affect each city and that all three entities should be included in negotiations, and stressed the tax sharing linkage with planning needed to be addressed and brought out in the open.

Chairwoman Levy stated everyone knew what needed to be done and separate negotiating meetings needed to be continued; referenced Mayor Patterson's comments and clarified the County would be fair and even handed; stated another meeting needed to be set this date to publicize and resolve any dilemma; and made a motion to set another joint meeting, which was seconded and acted upon after additional discussion. Brief discussion ensued on a date for the next meeting.

Upon question of Councilmember Perea, Chairwoman Levy clarified the County negotiating team would meet *separately* with the Clovis and Fresno teams. Councilmember Perea questioned (1) the harm of all three teams meeting together, stating issues could arise that would affect the other city, and (2) if and when an agreement is reached. Supervisor Levy stated Fresno would be notified of any issues that would affect them, and clarified any agreement reached would be tentative pending approval by all three bodies.

Noting the next meeting would be held in May, Ms. Levy stated hopefully there would be something to report at that time since the smaller meetings would continue to be held in the interim.

Referencing President Steitz' comment on tax sharing, Supervisor Koligian clarified, from his standpoint, there would be no agreement on planning without financial agreement. Councilmember Ronquillo suggested issues that could be mutually discussed be scheduled on the upcoming agenda, such as Measure "C".

Councilmember Bredefeld expressed his strong concern with dual negotiations emphasizing it was critical that Fresno be involved in any negotiations and strongly requested Fresno be included. Supervisor Oken stressed there would be no agreement without approval by all three bodies, and clarified they felt dual negotiations was a better process to reach agreement since Clovis and Fresno had different issues to address.

Mayor Armstrong noted the issues of tax sharing and regional government were now on the table, acknowledged they were important issues and would be addressed in the general plan, and urged everyone to stay focused and on track and deal with the general plan first if they truly wanted to talk about good planning.

Upon request of Mayor Patterson for confirmation on tax sharing linkage and the MOU, Chairwoman Levy stated the County would link increased tax sharing to their approval of the City's sphere. Ms. Levy expanded that the Board endorsed urban development in all cities and emphasized as cities grow, so would the individual and collective needs and explained. Mayor Patterson expressed his concern with the linkage, stressed this would be a serious area of deadlock, and stated the issue needed to be dealt with and Fresno needed to be included in all negotiations.

**(4 - 0)** Councilmember Waterston recommended the negotiating teams decide who was holding up issues, and meet again in 30 days and see which type of meeting forum worked best. Councilmember Wynne clarified Clovis was now in negotiations on establishing Clovis' sphere and clarified she did not want to get into the tax sharing issue at this time, with Mayor Armstrong concurring and reiterating the three issues be addressed one at a time.

Supervisor Koligian noted the County decided to direct growth to the cities, emphasized he could not imagine talking about sphere line movement without talking about dollars as they went hand in hand, and stated if there were going to be delays it would be due to that issue and it would not be the County's fault as they were ready to discuss the matter. Mayor Patterson clarified his point was there was a tax sharing agreement which was negotiated with splits and certain expectations and stated this should be the foundation on which the bodies move forward.

Acknowledging the County would speak with Clovis and Fresno separately, Councilmember Ronquillo requested Clovis and Fresno meet together to discuss some parameters since they had common interests, and possibly use those parameters in potential negotiations.

On motion of Chairwoman Levy, seconded by Councilmember Wynne, duly carried, **RESOLVED**, by unanimous consent of the Board of Supervisors, the Fresno City Council, and the Clovis City Council, a meeting of

the three bodies to be scheduled in May, 1999 and duly noticed, and the current negotiation meetings to continue.

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**ADJOURNMENT**

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There being no further business to bring before the joint bodies, the hour of 11:33 a.m. having arrived and hearing no objections, President Steitz declared the meeting adjourned.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

ATTEST: \_\_\_\_\_

Ken Steitz, Council President

Yolanda Salazar, Assistant City Clerk